

SAN DIEGUITO PLANNING GROUP
P. O. Box 2789, Rancho Santa Fe, California 92067

MINUTES OF MEETING

JANUARY 22, 2009

RECEIVED
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**DEPARTMENT OF PLANNING
AND LAND USE**

1. Called to order 7:10 pm,
Present: Willis, McGee, Christenfeld, Weinstein, Schlosser (left 8:40 pm), Dill, Jones, Marks, Epstein,
Liska, Lemarie, Mecklenburg
Absent: Clotfelter, Hickerson, Reed
2. AGENDA REVIEW
3. APPROVAL OF MINUTES: December 18, 2008 [Circulated to Members During Meeting for initials]
4. OPEN FORUM:
 - A. Bruce Liska reports that he attended the San Dieguito JPA meeting, with Pam Slater as Chairwoman. In discussion of utility poles along via de la valle, Litner and Slater assistants said they will focus on this issue.
 - B. Doug Dill reports that the Harmony Grove/Elfin Forest roads are currently being re-paved.
 - C. Paul Marks reports that the damaged Eucalyptus trees from the fire are scheduled to be removed if the trunk sizes are 6" or less in Del Dios.
 - D. Neil Weinstein reports that the President of Starwood announced at their HOA meeting that they've re-opened negotiations with the County to develop the soccer fields. There is also litigation between Starwood and Lennar.
5. GENERAL PLANNING ITEMS:
 1. Community Plan Updates, Del Dios update changes.
MOTION by Paul Marks to approve changes as submitted. Seconded: Christenfeld
Ayes = 11 nos = 0 abstain = 0
 2. Road Capital Improvements - **postponed to 2-5-09**
 3. Existence of boulders and other obstructions in county road rights of way in Rancho Santa Fe. Review of obstructions in road rights of way throughout Rancho Santa Fe, including boulders, trees and other landscaping – possible action to make recommendations to County.
6. MAJOR PROJECTS AND LAND USE ITEMS:
 - A. KIVA 3970 07-0079795 Rancho Providencia Trust 6241 Mimulus Variance Request Applicant requests a variance to reduce property setbacks. Applicant Contact: Max Wuthrich 858-756-1788 Planner: Chaco Clotfelter 858-342-3050. **Postponed to 2-5-09**
 - B. P 08-003 Krietzler – ATT Mobility Facility – Major Use Permit - 17505 Camino Brisa Del Mar / Camino Santa Fe – Wireless Facility, with concrete block enclosure, 6 antennas on 10.8 acres Applicant Contact: Kerrigan Diehl 760-587-3003 Planner: Don Willis (858) 481-1924 **off calendar**
 - C. KIVA 3992 08-037 Bridges At Rancho Santa Fe – Tennis Court complex at The Bridges. AD 08-022, SPA08-002, P 08-025, CC 08-0065 The Bridges Tennis Complex located on Calle Messina, off via de las Flores – plan amendment for tennis facility. 5 courts, pro-shop, food and beverage facility, office, locker rooms, spectator viewing, amenities for BBQ, play equipment, parking,

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lighting and signage, etc., on 5.8 acres with proposed entry gate on Calle Messina – Prior meeting vote to deny. Continued for possible motion on conditions if County approves project. Request by Laurel Lemarie to re-open the hearing for this project.

Presentation by Cliff Douglas, The following conditions should be included with any approval of this facility: 1) Although there was a sub-committee reviewing the project, the adjacent neighbors were not included with this process, 2) Requests applicant to examine a place within their development for this project, rather than outside the project, 3) The safety of the equestrian trail is being compromised by the increased traffic generated by this project. The trail must be a minimum 15 ft wide with a 45 ft distance from the roadway 4) The residents included in this project should be a minimum one net acre, after easements given, 5) Lighting of these tennis courts would be a severe negative impact on the surrounding neighbors, 6) No amplified sounds should be allowed. This configuration of this area would amplify any announcements to echo throughout the neighborhood, 7) The courts should be restricted to residential members and their guests only, with no non-members or especially tournaments involving other tennis clubs, 8) no alcohol or restaurant facilities should be allowed, 9) There is no practical justification for five courts,

Kevin Barnard, Escondido Creek Conservancy – Concerns about lighting interrupting the sensitive habitat, and the proximity to Escondido Creek is not favorable.

Sharon Blake, adjacent resident objected to the lights and any evening activity due to the disruption to the neighbors.

MOTION by Laurel Lemarie to reconsider our prior motion, seconded: Weinstein

Ayes = 11 nos = 1 abstain = 0
Schlosser

MOTION by Paul Marks to adopt all the conditions from our prior motion and to add condition for no lighting, no amplified sound, no professional tournament play, no alcoholic facility, no non-tennis recreational uses if they approve the project over our objection. Seconded: Epstein

Ayes = 11 nos = 1 abstain = 0
Mecklenburg

D. STP 08-007 The Lakes at Crosby, Unit 3 V-Designator Site Plan – Quietwood Lane & Silhouette Road [x/s Faire Sky Way] Planner: Nicholas Christenfeld 760-741-1953 **Postponed 2-19-09**

E. STP-04-068 –W1, Vintage at the Crosby – Crosby Estates – s/e of Bing Crosby & Old Course Rd. – reduce floor plan size, eliminate one floor plan model, landscape, and architect plans. Applicant Contact: April Vera 949-253-7110 Planner: Neil Weinstein 858-335-5098 43 units on 9.5 acres, avg size of homes is 2,100 sq ft, 3 different floor plans, front yard landscaping will be installed. This is the first opportunity the community has heard this project. The Information Center has had this builder's plans for review.

MOTION by Neil Weinstein to approve the Vintage project, with requested changes as outlined in the scoping letter from Dept. of Planning & Land Use dated 11-24-08.

Ayes = 9 nos = 0 abstain = 2
Jones
Marks

F. MUP P72 – 108W4 – Village Community Presbyterian Church – Parking Prohibition on Las Colinas – Applicant is required per condition A.4 of the approved MUP to prohibit street parking on streets that are surrounding/abutting the Village Church except for Las Colinas. Owner is requesting a parking prohibition be approved on 469' of Las Colinas. Applicant's representative: Ken Discenza – Site Design Associates, Inc. 619-442-8467 – Planner: John Mecklenburg (858) 75-2072

MOTION by John Mecklenburg to approve the application for parking prohibition as submitted.

Seconded: Christenfeld

Ayes = 11 nos = 0 abstain = 0

- G. HLP 08-005 Rancho Summit Estates Fortuna Rancho Rd. @ Rancho Summit Dr., Habitat Loss Permit – prior time extension expired, apn 264-450-07-10, 13, 264-451-07-13, 28, and 264-032-08
Applicant contact: Bob Ladwig 760-438-3182 Planner: Laurel Lemarie 858-756-2835
CONTINUED TO 2-5-09

- H. AD 08-060 Bond Witch Fire rebuild – Administrative Permit for oversized garage/storage. 3,672 sq. ft. house with 340 square feet of attic storage, a 600 foot garage on the first level and a 1,660 square foot basement (1,260 square feet of garage and a 400 square foot shop). Access provided by private road connecting to Camino Santa Fe. Applicant Contact: Planner: Paul Marks 760-489-0900 **postponed to 2-5-09**

- I. TM 5277 RPL6; APN 264-042-87 Review replacement map for "Whispering Hills" proposed subdivision in Elfin Forest, 11 lots proposed on 39.09 acres, located on the north and south side of Elfin Forest Road between Elfin Forest Lane and Colina Encantada. Comments and possible vote on adjustments to trail easements along the north side of Elfin Forest Road and new easement along Colina Encantada. Applicant: Mendocino Partners/Michael Garrison, POC Zijlstra Architecture, (858) 755-3360, Planner: Doug Dill (760) 736-4333
Project reduced to 8 lots due to environmental constraints, requiring an adjustment to easements.

MOTION by Doug Dill to approve the easement for trail with a 10 ft. wide easement from Camino Sereno along Camino Encantada to Elfin Forest Road. Seconded: McGee

Ayes = 11

nos = 0

abstain = 0

8. REPORTS AND GENERAL DISCUSSION:

ELFIN FOREST

none

DEL DIOS

Doug Dill reports KPBS documentary on solar power, John Stewart's house was the subject.
8% of residents voted against removing the eucalyptus trees

PARKS/TAC/COUNTY PARKS

None

GENERAL PLAN UPDATE

First list of items of concern with the draft General Plan submitted.

SAN DIEGUITO RIVER PARK

Bruce Liska is appointed as primary representative to the CAC

4S RANCH

none

RSF ASSOCIATION

The Lillian Project has received preliminary approval and is before the Board, continued to February 5th.

ROADS & TRAFFIC/SANDAG

none

EL CAMINO REAL/VIA DE LA VALLE – remove this committee from the agenda

9. ADMINISTRATIVE MATTERS:

- A. Consideration and comments on circulation mail
- B. Future agenda items and planning
- C. Adding potential projects to Transnet & PLDO Funds Lists for future votes – no action to be taken
- D. Expense Reimbursement

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E. Election of officers for the coming year.

Motion by Laurel Lemarie to nominate of Paul Marks as Chairman, Doug Dill as Vice Chairman, and Lois Jones as Secretary. Seconded: Christenfeld

Ayes = 11

nos = 0

abstain = 0

Meeting adjourned at 10:10 p.m.

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